

FOR LEASE NEWLY RENOVATED END CAP UNIT

5866 Leesburg Pike, Falls Church, VA 22041



PROPERTY HIGHLIGHTS

SIZE	3,000 SF
TRAFFIC	42,908 VPD
ZONING	General Commercial
FRONTAGE	82' on Leesburg Pike
PARKING	50 Free Surface Spaces

DEMOGRAPHICS (3 Mile Radius):

HOUSEHOLDS	124,000
AVERAGE AGE	37
TOTAL BUSINESSES	7,291
TOTAL EMPLOYEES	97,119
WALK SCORE	77
AVG HOUSEHOLD INC	\$100,356



Population
(3 Mile Radius)
243,865



Asking
Rent:
\$42 PSF NNN



LOCATION SUMMARY

End-cap space for lease in Bailey's Crossroads on Leesburg Pike. This space has new facade renovations and a newly paved parking area. Along with the high traffic volume on Leesburg Pike, there is great visibility as well with around 82' frontage. This is an extremely dense market with high barriers to entry which makes this a great opportunity for your business to expand.



SPACE DETAILS:

Available Immediately: 3,000 SF end cap space

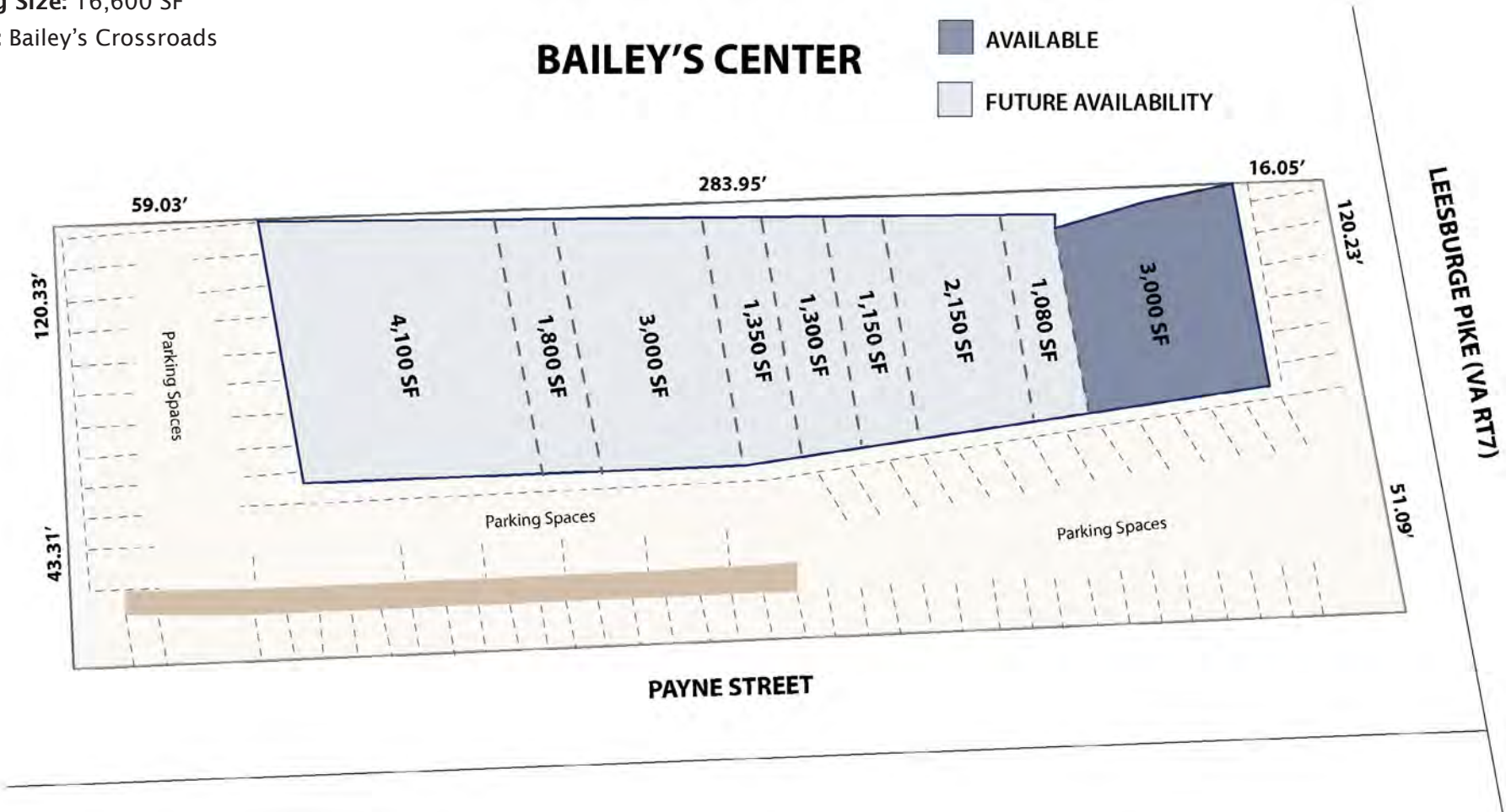
Smallest Space Size: 1,080 SF (future availability)

Building Size: 16,600 SF

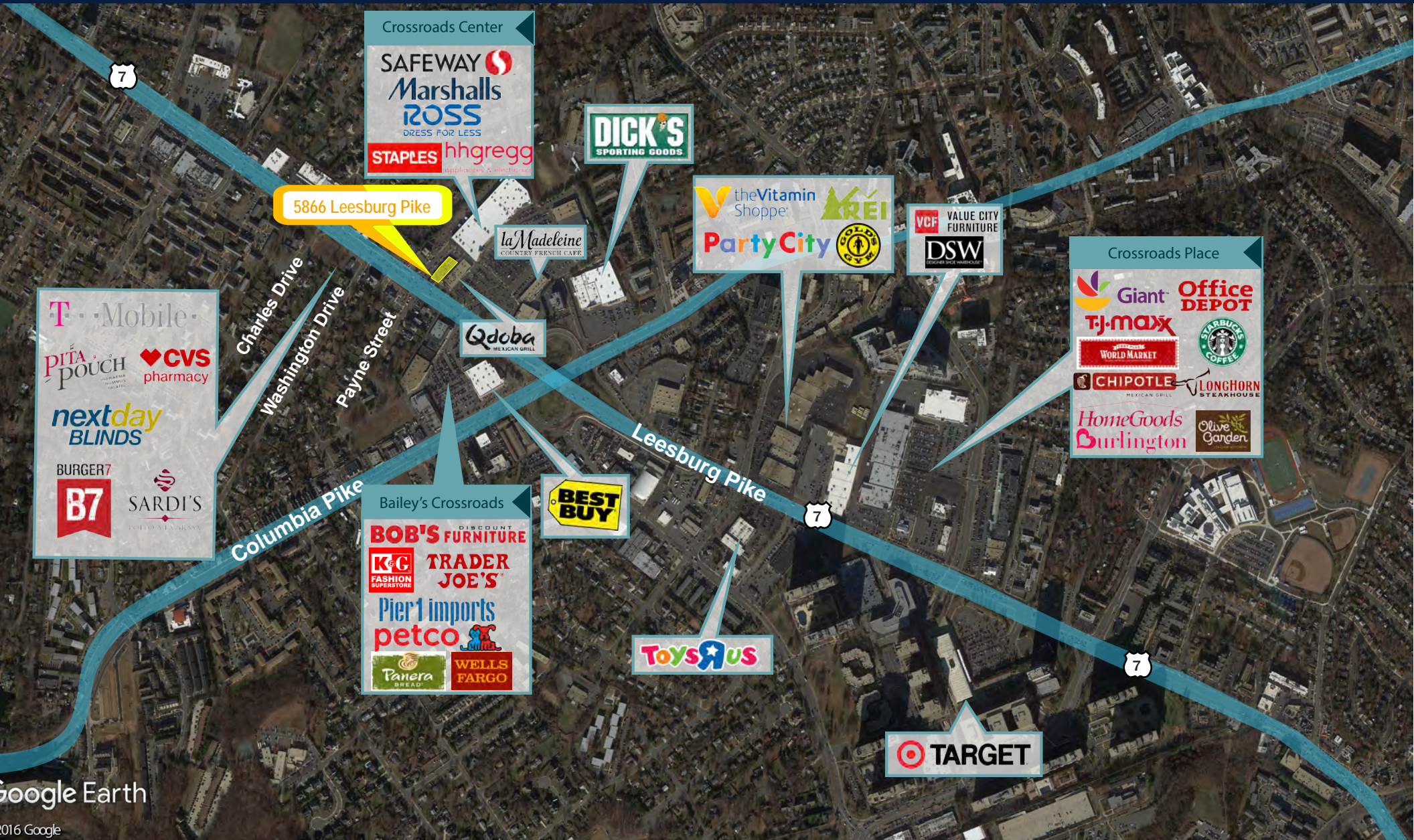
Market: Bailey's Crossroads

BAILEY'S CENTER

- AVAILABLE
- FUTURE AVAILABILITY



SITEPLAN



T-Mobile
PITA POUCH
CVS pharmacy
nextday BLINDS
BURGER7
B7
SARDI'S

Crossroads Center
SAFeway
Marshall's
ROSS
DRESS FOR LESS
STAPLES
hhgregg

DICK'S
SPORTING GOODS

theVitamin Shoppe
Party City
KREI
GOLD'S GYM

VCF VALUE CITY FURNITURE
DSW

Crossroads Place
Giant
TJ-maxx
Office DEPOT
WORLD MARKET
STARBUCKS COFFEE
CHIPOTLE
LONGHORN STEAKHOUSE
HomeGoods
Burlington
Olive Garden

Columbia Pike

Leesburg Pike

Bailey's Crossroads
BOB'S DISCOUNT FURNITURE
K&G FASHION SUPERSTORE
TRADER JOE'S
Pier1 imports
petco
Panera BREAD
WELLS FARGO

BEST BUY

Toys R Us

TARGET

Google Earth
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AERIAL VIEW

LONG & FOSTER[®] | COMMERCIAL
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Erik Ulsaker

703.861.0373

eu@lnf.com

Matthew Garcia

703.873.5760

mgarcia@lnf.com

Jaclyn Purzycki

703.873.5706

jaclyn@lnf.com